

BENCHMARK AT ALEXANDRIA



PROJECT TEAM

Orr Partners

ORR
PARTNERS



Benchmark

Moseley

 **Moseley**

DAVIS



Bowman

SK&A

STUDIO
SIX5

Background

Design

Construction

Market Trends

Operations



Land, Carroll & Blair PC

ATTORNEYS AT LAW
EST. 1978

Gordon
FOOD SERVICE

STUDIO39

& MANY MORE

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

ORR PARTNERS

- 3rd Party Project Management
- Construction Management
- Owner's Representation
- Commercial Development



 **DISTRICT**
PROPERTY MANAGEMENT
An Affiliate of ORR PARTNERS

- Commercial Property Management
- Property Management Consulting

Transforming Lives Through Human Connection

Orr Partners

Benchmark

Moseley

DAVIS

Background

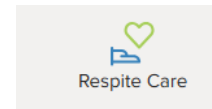
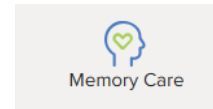
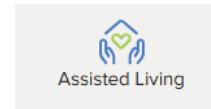
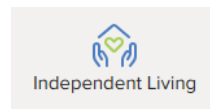
Design

Construction

Market Trends

Operations

- Founded in 1997 by Chairman and CEO Tom Grape. Headquartered in Waltham, MA.
- Leader in Senior Living throughout the Northeast with 67 communities across 8 states.
- The largest provider of mind and memory care in New England with 11 dedicated communities.
- Benchmark's core values of *Called to Care*, *Better Together* and *Be the Benchmark* guide its mission of not only providing world-class care, but doing so in a way that keeps Benchmark focused on who and what matters most: our residents, their families and our associates.
- Continuing to expand in Metro DC, NY and NJ.



The Boston Globe
TOP PLACES TO WORK
2007 - 2024



Moseley

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

Leader in Senior Living Design for 35 Years

For decades, Moseley has been a trusted leader in senior living, shaping not just what the industry is today but what it can become tomorrow. With a team who is solely focused on this specialized industry, our expertise runs deep. Every project is personal and driven by a commitment to solve the growing need for housing that supports our aging population.

4th

BD&C Senior Living
Architecture Firms in
the U.S.

73K

Units for senior living
communities

12

Offices in VA, MD, NC,
and SC

342

Architects, Engineers,
Designers, and
Professionals





JAMES G. DAVIS CONSTRUCTION

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

DAVIS FAST FACTS

59

YEARS IN BUSINESS

\$1B

REVENUE

0.44

EMR RATING

13

MARKET SECTORS

475+

FULL-TIME LOCAL
EMPLOYEES

#5

WBJ'S LARGEST GENERAL
CONTRACTORS IN GREATER DC

ESOP

EMPLOYEE-OWNED

TWO

OFFICE LOCATIONS



OUR MISSION

Redefining the way people
experience construction by
building success for all.

THE PAST

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations



THE PAST

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations



INITIAL CONCEPTS

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations



Operations



ABRAMSON PROPERTIES



DAVID
CARTER
DESIGN, LLC

Conceptual Landscape Site Plan

APG 2009

APPROVED PLAN (2016)

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

GATEWAY ALEXANDRIA
Beauregard and King St.

A1- Grocery

A2- Retail

1-story concrete over
street level podium

A3- Retail

1-story concrete over
street-level podium

**R1- Multi-family
Residential**

1-story concrete over
A1/A2 podium

5-stories wood frame over
1-story R1 podium

**R2- Multi-family
Residential**

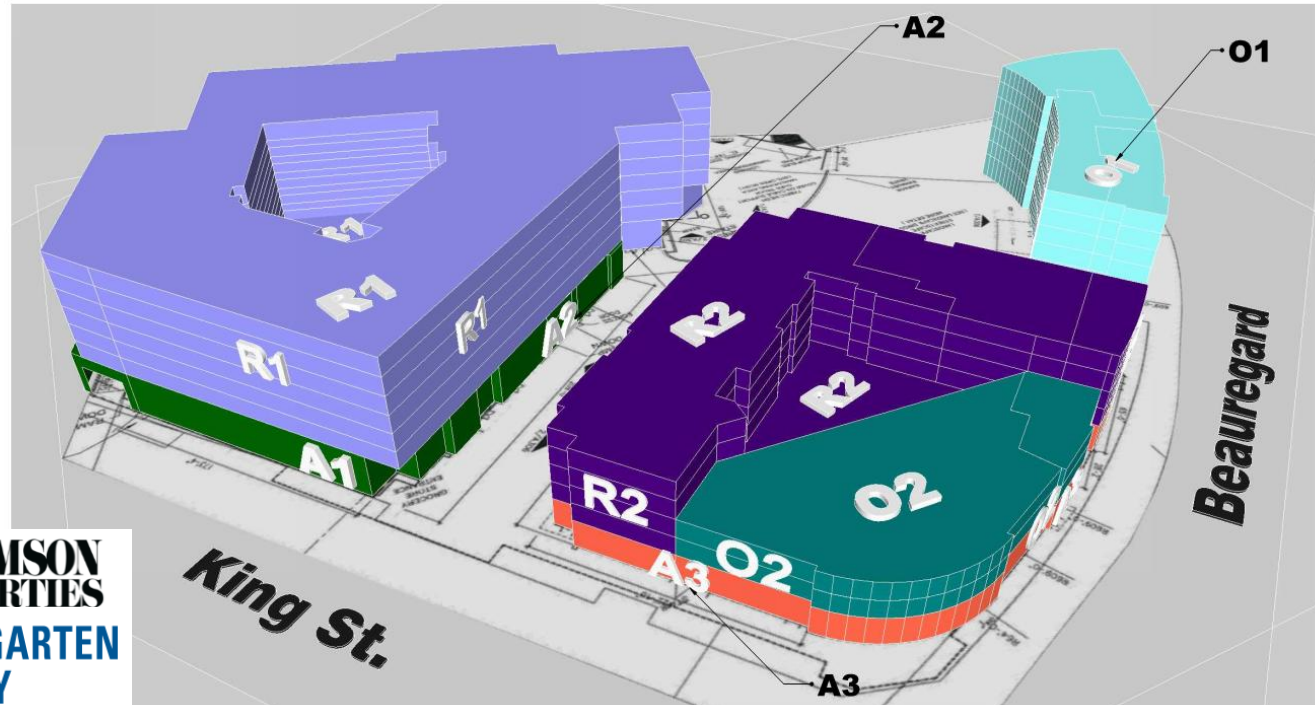
4-stories wood frame over
1-story A-3 podium

O1- Office

7-stories steel frame over
street level podium

**O2- Office and/or
Retail Office**

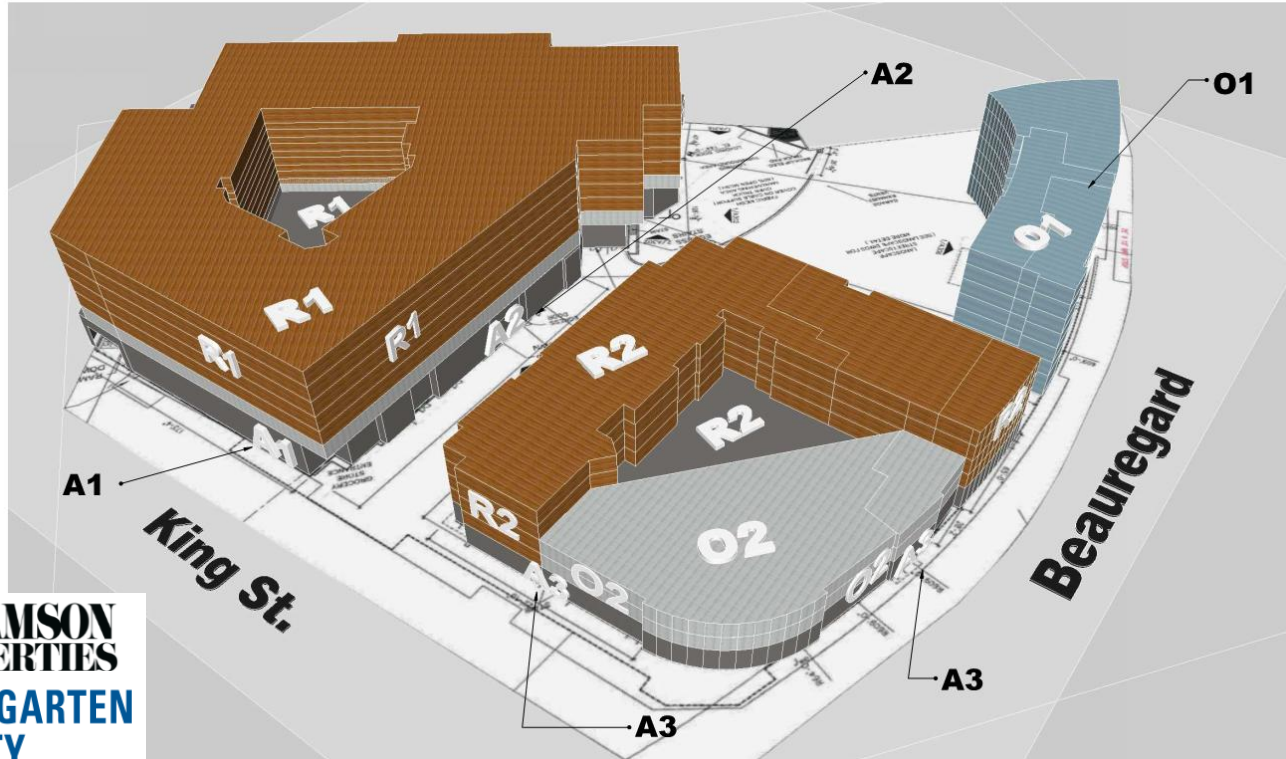
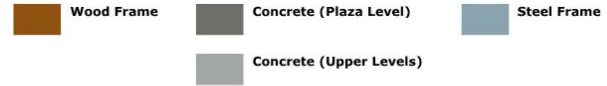
2-stories concrete over
A-3 podium



**ABRAMSON
PROPERTIES**
**WEINGARTEN
REALTY**

APPROVED PLAN (2016)

GATEWAY ALEXANDRIA
Beauregard and King St.



**ABRAMSON
PROPERTIES**
**WEINGARTEN
REALTY**

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

WEST ALEX

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

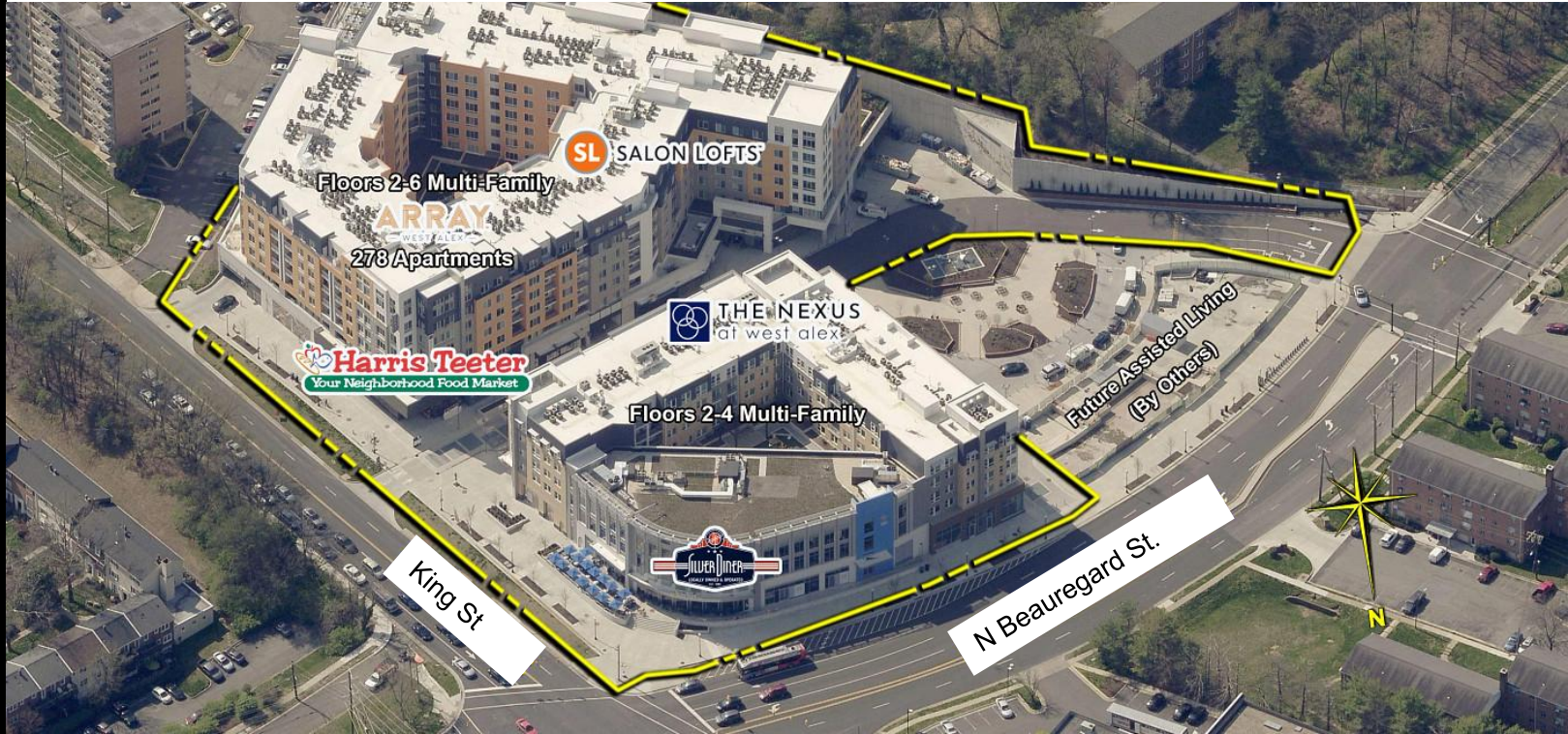


- The Array - 278 rental apartments
- The Nexus - 79 affordable units
- 110,000 SF ground-floor retail anchored by Harris Teeter
- 87,000 SF of office space
- 820 below-grade parking spaces

**ABRAMSON
PROPERTIES**

**WEINGARTEN
REALTY**

WEST ALEX



Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

BENCHMARK AT ALEXANDRIA

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations



Office Building 1 (OB1)

2016 - Approved as a 7-story, 71,000 SF office building with ground floor retail



Senior Living

2018 - Approved as a 10-story, 117,000 SF building with 115 assisted living units.

Q3 2022 - Construction began

Q1 2024 - Occupancy achieved

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations



DESIGN HIGHLIGHTS

- City of Alexandria's 2019 Green Building Policy required LEED Silver, achieved LEED Gold certification. First LEED gold for Moseley Senior Living
- Tracking for WELL Silver Certification
- Low-flow fixtures are expected to result in a reduction in potable water use of 916,661 gallons per year (a 38 percent reduction)
- Estimated energy savings of \$44,558 and 3,785,177 kBtu annually, which exceeds ASHRAE 90.1-2010 by 29%
- Use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts
- 97.5 percent of construction waste was diverted from the landfill (2181 tons)
- Circadian lighting system on memory care floors

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

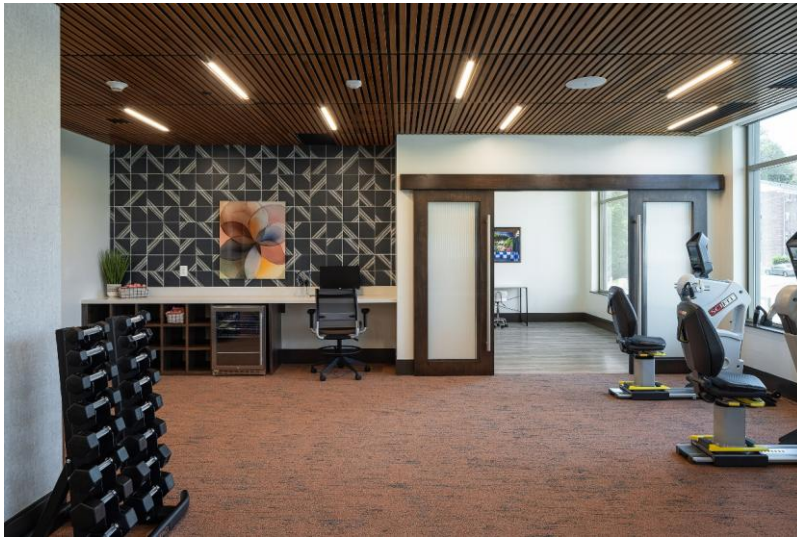


Orr Partners

Benchmark

Moseley

DAVIS



Background

Design

Construction

Market Trends

Operations

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

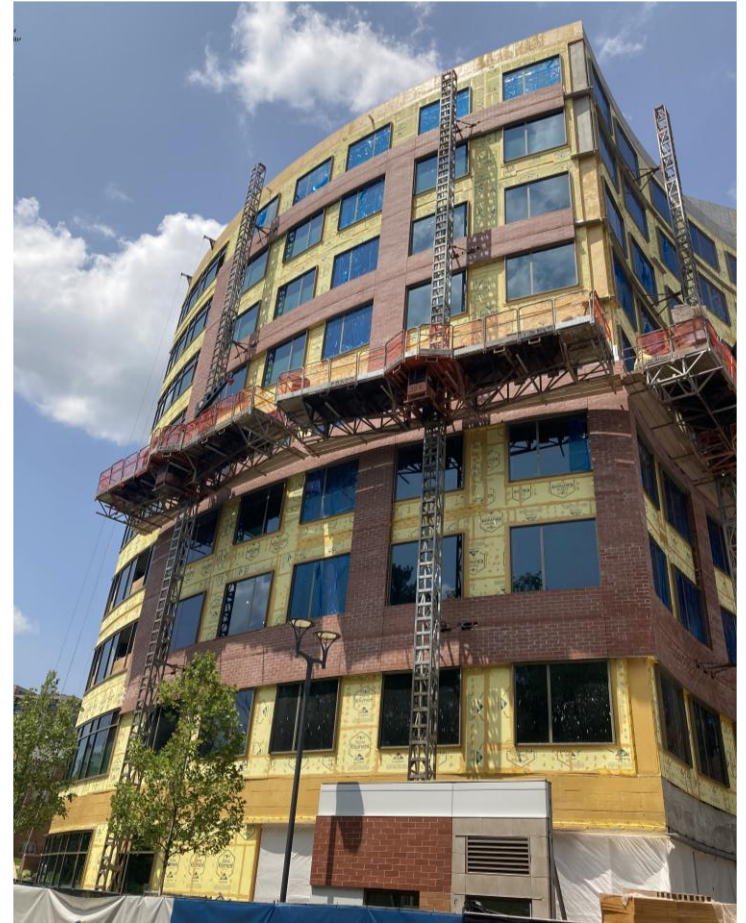
Market Trends

Operations

CONSTRUCTION CHALLENGES



- Structural work in garage
- Curved building footprint
- Occupied community



SENIOR LIVING MARKET TRENDS

Orr Partners

Benchmark

Moseley

DAVIS

Background

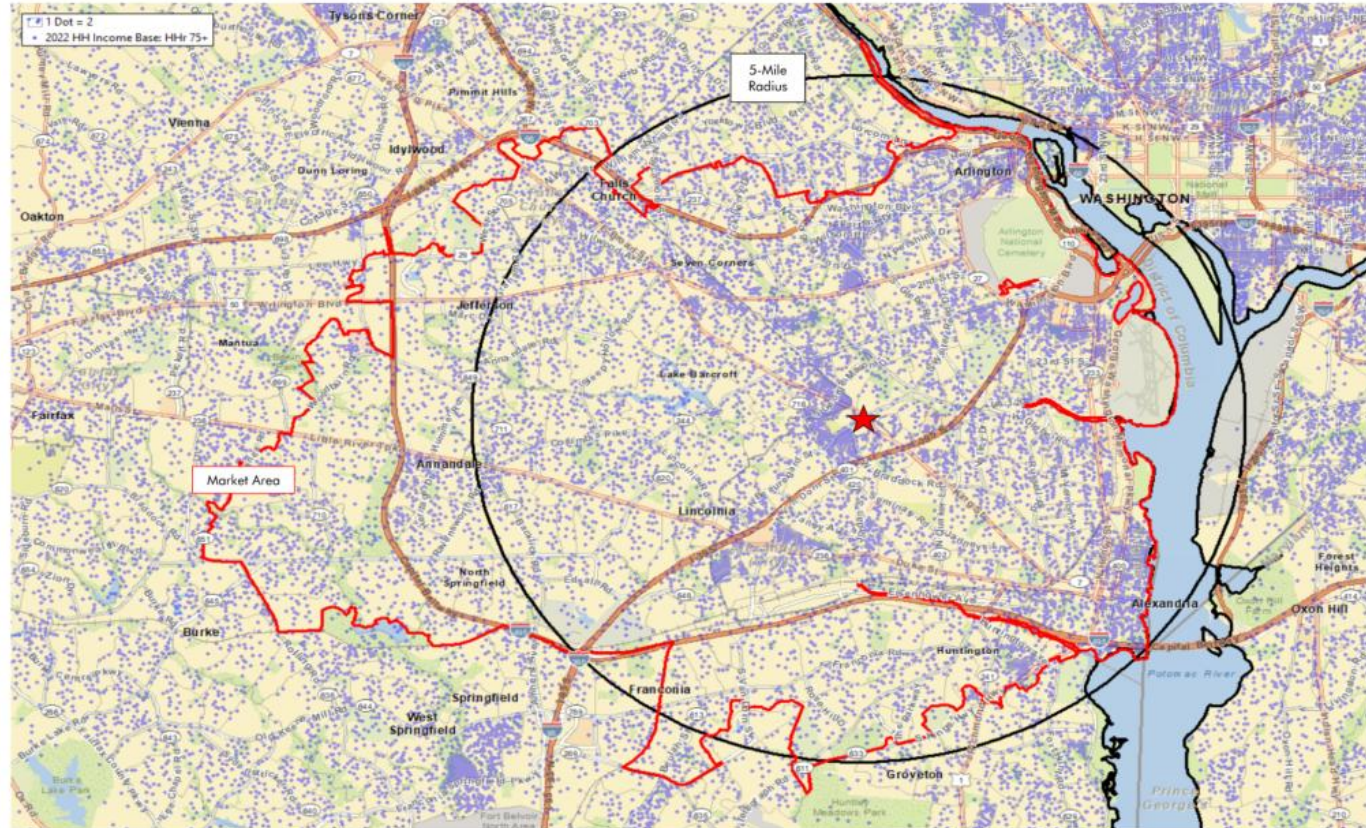
Design

Construction

Market Trends

Operations

HOUSEHOLDS - AGE 75+
MARKET AREA AND SURROUNDING COMMUNITIES
2022



SENIOR LIVING MARKET TRENDS

Orr Partners

Benchmark

Moseley

DAVIS

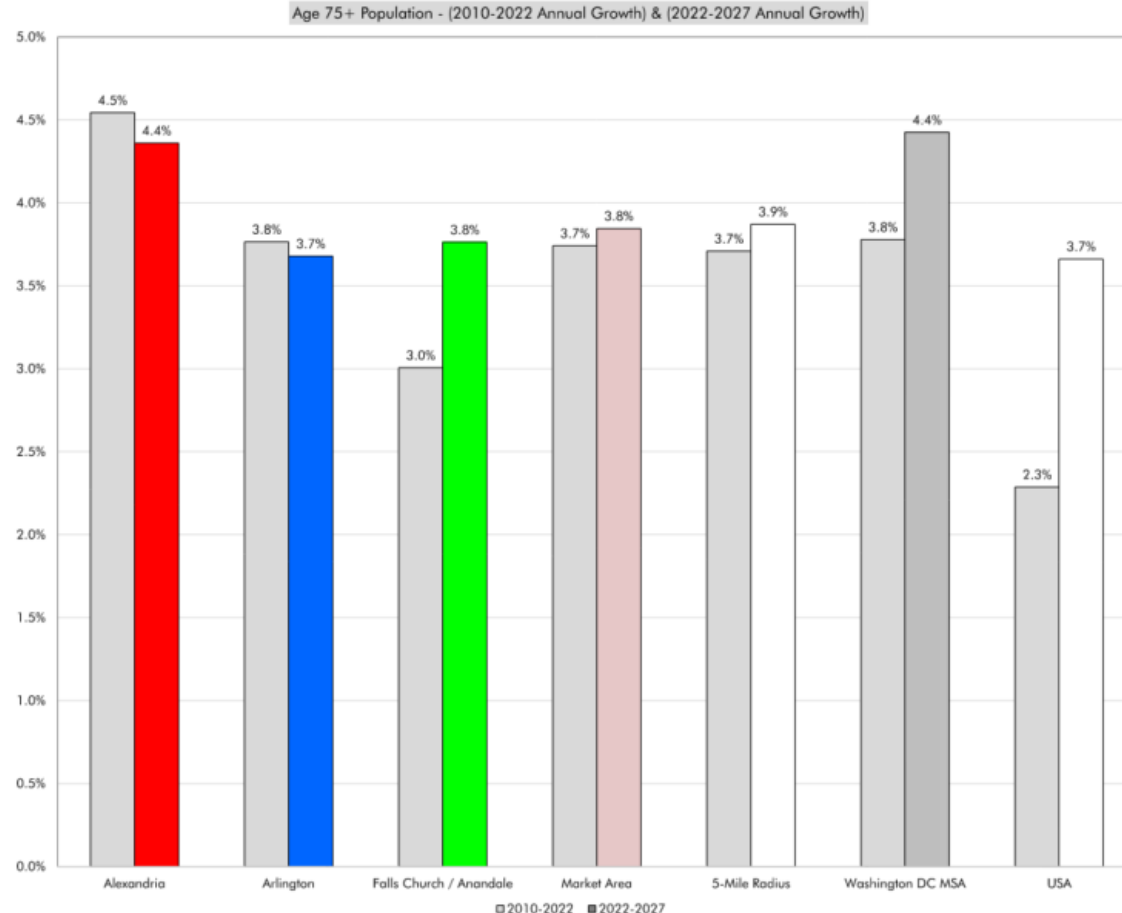
Background

Design

Construction

Market Trends

Operations



OPERATIONS

Orr Partners

Benchmark

Moseley

DAVIS

Background

Design

Construction

Market Trends

Operations

BENCHMARK CORPORATE VALUES

Our commitment to seniors and associates.

Benchmark supports seniors' health, quality of life and independence, as well as creates a rewarding workplace that embraces and empowers our associates. We do this while carrying out the highest level of corporate integrity and responsibility. This is possible through constant self-evaluation of our practices and policies, as well as learning what is important to our residents, their families, and our associates through frequent surveys.



Community Connections



Opening Up a World



Community Connections

QUESTIONS?

